

# \$874,900 - 43 Sage Valley Court Nw, Calgary

MLS® #A2247609

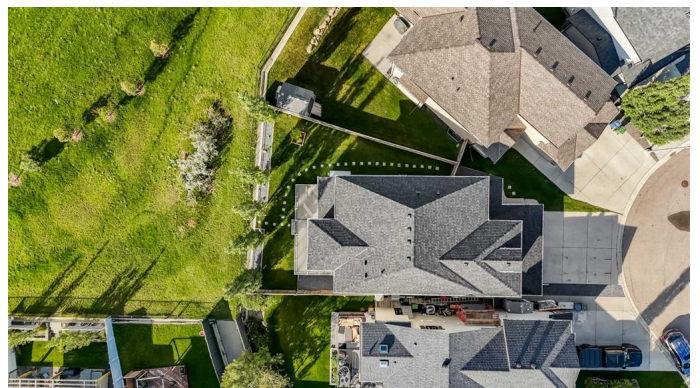
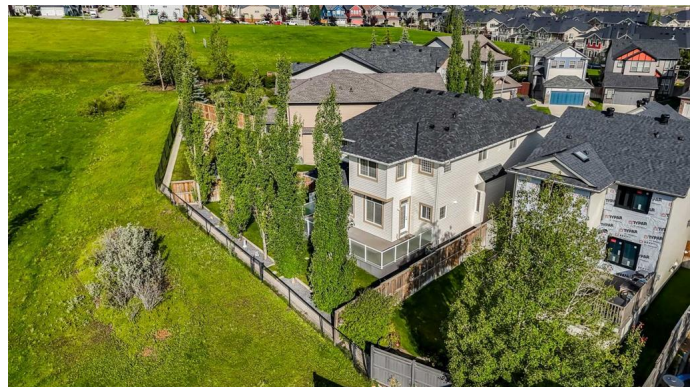
**\$874,900**

5 Bedroom, 4.00 Bathroom, 2,731 sqft

Residential on 0.12 Acres

Sage Hill, Calgary, Alberta

43 Sage Valley Court NW. An immaculately maintained and updated 2 Storey estate home in Sage Hill. Located in a quiet cul-de-sac and backing directly onto a large park! Boasting 3900 sq ft of living space and 5 bedrooms! All aspects of this home are larger & grander than average & this property is fully loaded with extras and upgrades. Multi-zone heating, central A/C, central vac, soaring over-height ceilings, arched doorways & custom doors throughout, real hardwood, & much more. Brand new (2025) exterior siding, trim, fascia, & roof shingles! Entire home freshly painted. Modern open plan sprawls though the main level with generously sized rooms. Giant 25'x24' heated garage, fully finished with epoxy floor. A very rare feature for the NW suburbs. Chef's inspired kitchen with updated deluxe stainless steel appliances, granite countertops, & stained real wood cabinetry. Large adjacent great room overlooking the park. Formal dining room & main floor office/study complete the main floor. Huge primary retreat upstairs with spa inspired ensuite bath & oversized walk-in closet. Fully developed down offering a 4th bedroom, 5th bedroom/gym/flex room, and ample space for your home theater & recreation room needs. Full length composite deck on the back of the home enjoying private, panoramic park views & sunny South exposure. For those hot summer days, an electric awning provides shade. A total package estate home in Calgary's NW, completely turnkey and ready



for your family!

Built in 2008

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2247609    |
| Price          | \$874,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 2,731       |
| Acres          | 0.12        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 43 Sage Valley Court Nw |
| Subdivision | Sage Hill               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3R 0E8                 |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Parking Spaces | 4                                                |
| Parking        | Double Garage Attached, Heated Garage, Oversized |
| # of Garages   | 2                                                |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings       |

|                 |                |
|-----------------|----------------|
| Heating         | Forced Air     |
| Cooling         | Central Air    |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Awning(s)                                                            |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Wood Frame                                                           |
| Foundation        | Poured Concrete                                                      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 13                |
| Zoning         | R-G               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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